

Minutes of a Regular Meeting

Approved 9/8/05

Town of Los Altos Hills PLANNING COMMISSION

THURSDAY, AUGUST 11, 2005, 7:00 p.m.

Council Chambers, 26379 Fremont Road

cc: Cassettes (2) #8-05

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

The regular meeting of the Planning Commission was called to order at 7:00 p.m. in the Council Chambers at Town Hall.

Present: Chairman Cottrell, Commissioners Carey, Kerns, Collins & Clow

Staff: Carl Cahill, Planning Director; Debbie Pedro, Senior Planner; Brian Froelich; Assistant Planner; Lani Smith, Planning Secretary

2. PRESENTATIONS FROM THE FLOOR-none

3. PUBLIC HEARINGS

- 3.1 LANDS OF EVERSHINE, 13310 La Paloma Road (49-05-ZP-SD-GD); A request for a Site Development Permit for an addition of a 3,634 square foot utility building (maximum structure height 20 feet), an 8,784 square foot tennis court, parking spaces, a 630 square foot tennis pavilion (maximum structure height 19 feet), and a realigned driveway (staff-Leslie Hopper).

Per Item 5.1, the following disclosures were noted: Commissioner Clow visited the site and spoke to the applicant and a representative; Commissioner Kerns visited the site; Commissioner Carey visited the site and had spoken to two representatives; Commissioner Collins visited the site and spoke to two representatives; Chairman Cottrell visited the site.

The Planning Director introduced this item indicating parcels 6, 11 and 12 are all owned by the Lands of Evershine (approximately 17 acres of land). There is a lot line adjustment application under review by staff. Since the lot line is complicated, staff advised the applicants to move forward with the Site Development applicant currently before the Commission. The accessory structures being reviewed are all on lot 6. Staff has heard positive feedback from the neighbors. The new residence approved in 2002 is currently under construction and will not be a part of the discussion. They will be discussing the tennis court, tennis pavilion, utility building, parking for tennis area, realigned driveway and an exception to the grading policy for the tennis court. As a part of this project, there will be a sound wall constructed on the edge of the one driveway in front of the utility building. This will shield the adjoining neighbor from any noise from that structure. He further discussed the new driveway and the area of change from the approved

driveway. Ultimately it will serve three homes with a 50 foot right-of-way. This is planning for the future. Clearly one of the benefits of this new driveway is the improvement to lot 11 (lower lot). Once the lot line adjustment is approved the new driveway will serve the lower vacant lot serving the building site much better and the driveway will not have to go through the area of oak trees which are proposed to be placed in a conservation easement as a part of this proposal. There is an area that requires 7 feet of fill where it crosses the swale. Normally they do not allow more than 3 feet of fill but this is a small area and the lot is steep. As with the tennis court and the utility building, there is a little more cut proposed than normally allowed (7 foot cut). This will allow the structure to tuck into the hillside (desirable).

Commissioner Carey asked for more details regarding the grading exception and how the driveway realignment corresponds with the upcoming lot line adjustment. This was answered by the Planning Director. Commissioner Carey also requested information regarding any other areas with 30% slopes or more.

Commissioner Clow asked if the entry gate would be a routine approval. Cahill stated that if the entry gate is set back and out of the setbacks it could be a routine approval. He noted comparisons with the Corrigan property and Morgan Manor. Commissioner Clow asked if they were protecting the Eucalyptus trees that are within the conservation easement even though they are considered a fire hazard. Cahill noted that the open space conservation easement agreement has always allowed for the clearing and removal of vegetation that might be a fire hazard. If needed, the applicant would return to Planning for the request with plans for re-vegetation (native species).

Commissioner Collins asked if the existing driveway will remain to the point it reaches the existing house. Cahill responded no. It did not make sense to have the existing driveway serve three lots. The proposal is practical. The 50 foot right-of-way is not an area that is paved but an area designated for vehicular access and also they require wide right of ways to give the streets a more natural appearance and allow for landscaping. Commissioner Collins asked if they could have the same 50 foot right of way on the existing driveway. Cahill stated that if you left the driveway as is, they will not be impacting the property by additional right of ways. The open space easement would have a provision that would allow for the driveway to go through it. Commissioner Collins asked if the new driveway will help the drainage issue that could arise in that little swale. Cahill felt this question should be addressed by the project engineer.

It was noted that there was not a condition of approval regarding the granting of an open space easement. Cahill noted the applicants voluntarily offered the easement. The Commission could add this as a condition although it does appear on the site development plan being reviewed for approval.

OPENED PUBLIC HEARING

Scott Krough, project manager, introduced the applicants and project team turning over the presentation to Jim Tobby, project engineer.

Jim Tobby, project civil engineer with Lee and Sung Engineers, provided background regarding the configuration of the proposed road. He noted problems with the existing road due to erosion giving way in a few locations. They have had a geotechnical engineer reviewing the site who wrote a letter to staff regarding the condition. They have come up with a road that is more feasible, something that would give the applicants a better access to use their entire property, more of a sweeping driveway, a little nicer approach than the hairpin turn indicated on the plans. In doing so, they proposed turning the original road into a natural vegetated state by removing the asphalt, re-grade to the natural environment, letting it go back to what it was previously. He further discussed the 7 feet of fill, working with the Town doing due diligence as best they could to come up with a drawing that keeps the grading policy in mind as much as possible and minimizes the amount of excess grading as little as possible. He noted a very small amount of grading over a very small area in order to get to the other side. Another issue was what happens to the storm drain water on the site. This is another issue that they have gone to great lengths to review and solve. They are proposing to collect all of the storm water, putting it into a large dissipation field (retention system) which is a series of very large pipes that are buried in the ground that hold back the water. The water that will be held in larger pipes will be released slowly through smaller pipes. The water leaving the site now will be dramatically less as if the building was never constructed. He also noted that the new driveway is in a better location and will be better compacted, making the road bed much more stable than the old driveway. Regarding other areas that may have slopes of 30% or greater, he was unprepared to answer the question. There is no need for a retaining wall anywhere on the driveway. The only one which might be proposed would be a small one below the utility building built in with a sound wall (2 to 3 feet).

Sandy Humphries, Environmental Design Committee, touched on the original design for the house noting that at that time the Town Engineer requested that all the dirt be taken off-site but to save the applicant's money, they allowed them to spread it over the site instead. So there are many areas on the top that use to have some vegetation. Since there are many other areas that are above 30% slope she suggested that staff investigate this issue. Any area 30% or over should be in an open space easement. She was concerned with the drainage swale. There is a Town ordinance stating that you cannot fill in a drainage swale. This is a major drainage swale. By California law, they have to retain any new water on site. She did not feel the drainage swale should be interrupted or filled in but bridged over with the swale protected with an open space easement.

Chairman Cottrell asked why when the house was approved originally they did not establish conservation easements/open space easements. Cahill responded that there was a small one granted. He felt that the Town has discretion on where they require conservation easements and he felt that the easement offered by the applicants covers the most environmentally sensitive land on the site.

CLOSED PUBLIC HEARING

Commissioner Carey indicated that he was basically supportive of the project. As a Planning Commission they would have discretion to impose some significant limitations on the requested

application, not just because of the grading variances. Regarding highly visible lots which this clearly is, they do have the ability to restrict development even below 82% MFA on a highly visible lot. He felt what was being proposed was reasonable. He would require the open space easement as proposed. He was supportive of the application.

Commissioner Kerns also supported the project with the open space easement, as shown on the site development plan. He felt it was not needed as a condition as they have volunteered the easement for tax purposes (open space easement or conservation easement). He supports the driveway realignment as the new driveway is better than the old one in terms of the turns, sight distance, etc. He also supports the tennis pavilion and the utility building as they are very well placed on that side of the hill (low profile).

Commissioner Clow agreed. The applicant is generous in the dedication of the open space easement. He did not feel it needed to be a condition of approval. Regarding the fill over the swale, he felt their soils engineers have done a good job. He would like it noted that removing Eucalyptus trees, if the applicants choose to for fire safety, is allowed within this conservation easement. The siting of the utility building and the driveway was well done. He fully supported the application.

Commissioner Collins supports the open space easement, the utility building and the tennis pavilion. The exception to the grading policy seems justified because of the location as it appears to be the best location. She does not support the driveway as proposed for two reasons: exception to the grading policy which should only be approved when there is an obvious constraint or hardship on the site. She felt the proposed driveway actually provides a benefit to the site by giving access to the lot that will be realigned. She felt it was very important to stay consistent and when making exceptions to the grading policy that there should be an obvious hardship.

Chairman Cottrell also supports the project. He felt a great job has been done regarding drainage as there will be less water running off of the site now then there was previously.

Commissioner Carey suggested making the dedication of the open space easement a condition of approval as he felt there was additional area which could be included in the easement. To be consistent they should require it as part of the development. Also of importance is that the landscape deposit for this property is \$5,000 which is low for the size of this project. He suggested \$25,000.

MOTION SECONDED AND PASSED: Motion by Commissioner Clow and seconded by Commissioner Cary to approve the Site Development Permit for an addition of a utility building, tennis court, parking spaces, tennis pavilion, and a realigned driveway, Lands of Evershine, 13310 La Paloma Road, with recommended conditions of approval, changing #4, increasing the landscape deposit from \$5,000 to \$25,000 due to the size of the property. The Town would cooperate with any effort to make the conservation easement voluntary versus an open space easement that would be required as a condition of approval. The conservation or open space

easement agreement will indicate that removing existing Eucalyptus trees, if the applicants choose to, is allowed within this easement.

AYES: Chairman Cottrell, Commissioners Kerns, Carey & Clow
NOES: Commissioner Collins

This approval is subject to a 23 day appeal period.

- 3.2 LANDS OF HITZ, 26026 Scarff Way (80-05-ZP-SD-GD); A request for a Site Development Permit for a 2,278 square foot agricultural accessory building (maximum structure height 20' 6") on an 10.5 acre property (staff-Brian Froelich).

Disclosures: Commissioner Clow, Carey and Collins visited the site and met with the applications. Chairman Cottrell and Commissioner Kerns visited the site.

Staff introduced this item by providing an overview of the staff report and the site plan of the project area. The project includes a driveway expansion, a new observation deck and a bocce ball court. The proposed agricultural accessory building would serve the agricultural uses for storage of equipment, harvested and for processing. The lower level of the building contains an office and a garden shed room. The applicants are currently working with the utility companies in an effort to underground the existing utility poles on the site. In noted that staff has received an additional five letters of support from neighbors.

Staff was asked how many power poles were being removed. The response was "six".

OPENED PUBLIC HEARING

Jerry Hitz, applicant, was present with his wife Nancy and son Dave, owner of the property. He stated they wanted to maintain the property in the same use, preserving the rural and agricultural character on the property. So they started caring for the apricots and processing them rather than bringing in outside people. They use friends and family for processing and drying the apricots. They also added 800 grape vines with the intention of trying to make wine from them. All this resulted in an overflow of the garage area, exercise room and several other places around the house. This is the reason for the request for a new agricultural building. He discussed the positioning of the structure and the driveways that are not in use. They have been working with PG&E regarding the relocation of the easement. They have tentative agreement with PG&E regarding the concept but they do not know if this means anything will happen quickly. They are hoping to beat the grading moratorium otherwise they are looking at two more years before completion. He referred to the conditions of approval noting surprise with the amount of money that will need to be paid for the pathway fee, roughly \$25,000. He suggested allowing them to pay \$10,000 now with the remaining due when they propose additional development. One of the noted issues was commercial activity. He stated that they have no intention of commercial activity here. There will be no tasting room signs, no public events or sales office. They are making more than they can drink themselves hoping they can use it other ways. Hopefully in the future they can have a license to sell to local businesses or to charitable events. He understood

that a home business was permissible. They have received neighborhood support, requesting approval of the project. When asked how long before they receive the approval letter from PG&E his architect responded.

Noel Cross, project architect, answered the question, stating that they have an agreement in concept with PG&E. It's just a matter of paperwork changing hands and being formalized. He further discussed the architectural design (stepped down the hill), tucking in for a single story appearance. They tried to keep the architecture similar to the main residence but did not make it a carbon copy as the building. He further discussed the retaining walls reviewing the intent and purpose of the grading policy, and the pathway committee recommendation for a pathway fee.

Brief discussion ensued regarding the requirement for a pathway fee requirement. It was determined that the Commission would not want to start negotiating with applicants as to when the fees should be paid.

Fran Codispoti, Manuella Road, neighbor, felt fortunate that her neighbors have retired to become farmers. She voiced shock regarding the pathway fee requirement. She voiced support of the project.

Sandy Humphries, Environmental Design Committee, was delighted to see that some of the past has been retained on this property.

Jerry Brenholz, Manuella Road, neighbor, voiced support of the project.

Paul Newhagen, Kingsley Way, neighbors, voiced support of the project.

CLOSED PUBLIC HEARING

Commissioner Collins supports the project with the exception to the grading policy which she felt was appropriate (provides better siting). This site is an example of what can be done with a highly visible lot keeping it in a rural character. They have actually rescued the land from being developed.

Commissioner Clow agreed voicing support. He suggested that they assess the pathway in-lieu fee if the structure ever becomes living area. He did not want to hold up the project waiting for PG&E. Planning Director Cahill stated he would advise the City Engineer that the Commission is requesting that some discretion be exercised.

Commissioner Kerns also supports the application. Regarding the pathway fee, he suggested collecting the fee prior to occupancy to allow the applicants more time before paying the fee.

Commissioner Carey voiced support of the project although he did not feel that the Commission should start negotiating the fees with applicants.

Chairman Cottrell also voiced support of the project. He was troubled with the in-lieu fee. He felt that the least they could do was to make the fee payable prior to final of the project.

MOTION SECONDED AND PASSED: Motion by Commissioner Kerns, seconded by Commissioner Clow to approve the Site Development Permit for an agricultural accessory, Lands of Hitz, 26026 Scarff Way, with the recommended conditions of approval with the following additions/changes to the conditions of approval: #11, authorize staff to work with the applicant regarding PG&E approval letters; and #17, pathway fee be paid prior to final inspection.

AYES: Chairman Cottrell, Commissioners Carey, Clow, Kerns & Collins
NOES: None

This approval is subject to a 23 day appeal period.

- 3.3 LANDS OF AWDISHO, 12234 Tapa Way (29-05-ZP-SD); A request for a Site Development Permit for a 1,900 square foot patio, swimming pool and spa. Pursuant to Section 10-2.702(e) of the Site Development Code, the applicant requests an encroachment into the 25 foot structural setback for creeks citing that the "creek" is a man made landscape water feature (continued from the June 28, 2005 Site Development meeting) (staff-Brian Froelich).

Disclosures: Chairman Cottrell, Commissioners Carey, Kerns and Collins visited the site. Commissioner Clow visited the site and spoke to the applicant.

Staff introduced this item by reviewing the staff report with the aid of a power point presentation. He indicated that the Pink Horse Ranch Subdivision was approved in 1956 by the Town which indicates a 45 foot wide drainage easement better known as Adobe Creek. The subject property contains a portion of the original creek channel which is now a secondary water channel that diverts water upstream from Adobe Creek and meanders through several properties in the subdivision. The proposal includes a 1,900 square foot patio, pool, and spa located approximately five (5) feet from the top of bank at the nearest point rather than the 25 foot structural setback required for creeks. He illustrated the areas and the rocks in the bed of the creek as well as the landscaping around the bank which is no longer or was never a riparian area. He felt this was unique and may be the only one of this kind in Town. The water that does flow through this creek is Adobe Creek water taken from upstream and then again flows back into the Adobe Creek channel. It is before the Commission because the code gives the Commission authority to grant a lesser setback than the required 25 feet without requiring a variance and associated findings. If 25 feet were enforced on the property on both sides of the channel it would be a significant hardship limiting the property in terms of potential for development. Staff is recommending a 10 foot minimum setback from the top of the creek bank rather than the requested 5 foot proposal.

Commissioner Carey indicated that a pool is an amenity so they are not preventing development on this lot if they impose 25 feet from top of bank (not a hardship).

Commissioner Kerns indicated that the garage is within 5 feet from the bank of the creek. He asked what the purpose of this diversion was. It was determined that the current and former owners who were present could answer this question.

OPENED PUBLIC HEARING

Disclosures: Chairman Cottrell, Commissioners Carey, Kerns and Collins visited the site. Commissioner Clow visited the site and spoke to the applicant.

Edward Awdisho, applicant, requested approval of the pool without the creek setbacks as he felt this was not a creek. The garage is 5 feet from the top of the creek bank.

Wendell Roscoe, Adobe Lane, former owner of the Pink Horse property, provided the history of the subdivision including the two 100 year floods and when the 40 acres were under 2 feet of water. At that time he decided to re-channel Adobe Creek to protect the property for the future. Additions to this property would be impossible with a 25 foot setback from top of bank. There are no run-offs from the creek. When asked why there is a diversion, Mr. Roscoe stated he wanted the creek into the yard and it was a potential problem with the 90° turn, and overflowing into the adjoining lot. With the straight approach, there is no potential for flooding. He considered this a landscape feature as it can be shut off completely. It was noted that there are three properties enjoying the beauty of that creek.

Jill, new property owner at 12254 Tapa Way, stated they have never considered it a creek because there are times when it is really dry.

Sandy Humphries, Environmental Design Committee, stated that the committee believes it is a creek as there is water flowing in and out and it should be away from a pool and chlorine. She did not know of any other situation where a creek was released and then closed off with the water re-entering the creek (concerns with health and safety issues with West Nile virus).

CLOSED PUBLIC HEARING

Commissioner Kerns supports the project with a 5 foot setback from top of bank. The garage is already within 5 feet from the bank. He could support either a 5 foot or 10 foot setback.

Commissioner Collins felt the issue was that this is a water shed and the pool siting affects the water shed. The pool should be sited so the surface runs away from the site.

Commissioner Clow did not think this was a creek but a landscape feature and as such creek setbacks do not apply.

Commissioner Carey felt this was a creek (Adobe Creek). This should be defined as a creek with restrictions. The question is what setback number should apply with the setback applied to future development on this property. He suggested a 15 foot setback; 10 foot at a minimum.

Chairman Cottrell felt the main issue was the setback (condition #6). A compromise would be a 10 foot minimum setback.

MOTION SECONDED AND PASSED: Motion by Commissioner Carey and seconded by Commissioner Collins to approve the Site Development Permit for the proposed pool and decking, Lands of Awdisho, 12234 Tapa Way, with the staff recommended conditions of approval with the following changes/additions: the proposed pool and deck shall be set back a minimum of 10 feet from the top of bank of the creek in the rear yard.

AYES: Chairman Cottrell, Commissioners Collins & Carey

NOES: Commissioner Clow & Kerns

This approval is subject to a 23 day appeal period.

- 3.4 LANDS OF COHEN, 13303 Wildcrest Drive (81-05-ZP-SD-VAR-CDP); A request for a Site Development Permit and a Conditional Development Permit for a 212 square foot addition and interior remodel (maximum structure height 30 feet), removal of two (2) heritage oak trees to allow for a required fire truck turnaround, and Variances to allow two (2) undersized garage parking spaces 9'3" x 20' and increase of MDA from 5,700 square feet to 6,896 square feet (staff-Debbie Pedro).

Disclosures: Chairman Cottrell, Commissioner Clow, Carey and Kerns visited the site. Commissioner Collins visited the site and spoke to the applicant.

Staff introduced this item by reviewing the staff report with the aid of a Power Point presentation. The applicant is requesting approval of a Conditional Development Permit for an addition and remodel to an existing house that will result in a net increase in 212 square feet of floor area. The proposed improvements include converting an existing carport into a two-car garage, addition of 244 square feet of laundry and storage area behind the garage, addition of 108 square feet to the first floor kitchen, dining room and family room, remodeling the existing garage into a master bedroom, remodeling the interior space to reduce the ceiling height of the first floor, widening the existing driveway and constructing a hammerhead fire truck turnaround. The new two-car garage has two undersized parking spaces and will require a variance. She further discussed the grading policy, the fire department's requirement for the construction of a hammerhead fire truck turnaround with an exception to the grading policy and widening of the existing driveway to a standard 14 feet, a retaining wall cut approximately 10 feet from the trunk of a 35 inch diameter valley oak (recommended mitigation measures), and the open space easement over where the slope of the land is 30% or greater. The applicants are requesting two variances; 1) for two undersized parking spaces; and 2) for approximately 1,100 square feet of development area due to the steep topography and the unusual shape of this lot which puts unique constraints on the development on this property. Staff is recommending approval of the Conditional Development Permit and variance.

Brief discussion ensued regarding the reduction of development and the fire department hammerhead. Commissioner Kerns asked if there were any other options for the fire truck turnaround that would not impact the hillside by cutting into it.

OPENED PUBLIC HEARING

John Barton, project architect, discussed the reduction of the development area, reducing decks, lowering the height of the building, bringing it into conformance with current zoning, and they will be connecting to sewer. Initially, they did not know if they would need a fire truck turnaround. When it was known, they spoke to the fire department regarding a variety of alternatives. The one proposed seems to make the most sense to the fire department particularly because they were concerned with the fill in terms of how will the truck handle the fill (sink or will the wall become problematic). Also, the fire truck turnaround can not share the two extra parking spaces. So they felt this was the most efficient way to handle this on the site. The real challenge was how to bring this building as close to compliance as possible. He noted that they had looked at several options and this was the desired approach. There will be a little bit of deck outside of each sliding glass door. One of the nice features of this house is that the living area is full of glass and faces out. The applicants were willing to give up some development area in exchange to do the work they wanted on their house.

Eve Cohen, applicant, purchased the property in January of 2004. They greatly respect the Town's desire to preserve its rural character and to preserve the environment. She referred to their letter that was sent to their neighbors within 500 feet informing them that they were connecting to sewer which will eliminate odors and protect the creek from any pollution from the septic run-off. The letter also indicated their plans to make the property unobtrusive and ecologically friendly with less lot coverage than currently exists. She requested approval of the two variances. She noted seven returned responses to the letters sent voicing support.

Miriam Robertson, Wildcrest Drive, discussed the application voicing support of the project.

CLOSED PUBLIC HEARING

There was a consensus of support from the Planning Commissioners.

MOTION SECONDED AND PASSED BY CONSENSUS: Motion by Clow, seconded by Commissioner Carey and passed by consent to approve the request for a Site Development Permit and a Conditional Development Permit for an addition and interior remodel, removal of two (2) heritage oak trees to allow for a required fire truck turnaround, and variances to allow two (2) undersized garage parking spaces 9'3" x 20' and increase of MDA from 5,700 square feet to 6,896 square feet, Lands of Cohen, 13303 Wildcrest Drive, with the recommended conditions of approval.

This approval is subject to a 23 day appeal period.

4. OLD BUSINESS-none

5. NEW BUSINESS

5.1 Town of Los Altos Hills Ex Parte Contacts Policy was discussed and reviewed by the Planning Commission and Planning Director.

6. REPORT FROM THE CITY COUNCIL MEETING

6.1 Planning Commission Representative for July 21st, Commissioner Cottrell reported on the following: proposed school site interested parties in attendance; and appeal of Lands of Goese withdrawn.

6.2 Planning Commission Representative for August 3rd, Commissioner Carey, reported the following: change to City Council meetings from the 1st and 3rd Thursday to the 2nd and 4th Thursday of the month starting in 2006; and the newly formed Ad Hoc General Plan Committee.

6.3 Planning Commission Representative for August 18th-Commissioner Kerns

6.4 Planning Commission Representative for September 1-Commissioner Collins

7. APPROVAL OF MINUTES

7.1 Approval of July 14, 2005 minutes

PASSED BY CONSENSUS: To approve the July 14, 2005 minutes with noted changes.

8. REPORT FROM FAST TRACK MEETING-none

9. REPORT FROM SITE DEVELOPMENT MEETING- JULY 26 & AUGUST 2, 2005

9.1 LANDS OF DELLINGER, 26000 Elena Road (228-04-ZP-SD-GD); A request for a Site Development Permit to add a new swimming pool and patio totaling approximately 2,400 square feet of development area for a total of 11,460 square feet that is below the site maximum of 11,542 square feet of development area (staff-Brian Froelich). Approved with conditions.

9.2 LANDS OF KAZIM & SONG, 12180 Kate Drive (99-05-ZP-SD); A request for a Site Development Permit to add 4,040 square feet of development area that includes a swimming pool, patio and landscaping (staff-Brian Froelich). Approved with conditions.

9.3 LANDS OF ASKARI, 27830 Elena Road (73-05-ZP-SD); A request for a Site Development Permit for a landscape screening plan (staff-Brian Froelich). Approved with conditions.

- 9.4 LANDS OF LOS ALTOS HILLS (WESTWIND BARN), 27210 Altamont Road (132-05-ZP-VAR); A request for a Zoning Permit and Variance for a 6 foot high fence with a 2 foot screen for a total height of 8 feet in the trailer parking area only (staff-Carl Cahill). Approved with conditions.

10. ADJOURNMENT

The meeting was adjourned by consensus at 10:00 p.m.

Respectfully submitted,

Lani Smith
Planning Secretary